East Side. PARK AV., 445, near 57th st.—Handsome second-story rooms; bath; board optional; private house 5TH AV., 7.-Two or three medium-sized rooms. 10TH 5T., 84 EAST.—Warm, sunny, connecting double, single rooms; excellent board; every convenience; moderate.

17TH ST., 69 WEST.—Large enemy furnished room, 17TH ST., 24 WEST. Second floor rooms with board; good table; reference; table boarders.

West filde.

& uruished Booms& Bpartments to Set

EXINGTON AV., 97 (87th st.)—Sunny room with private family; gentlemen; use of parlor. West Side.

CARNEGIE HALL.—Studio facing Park; large, alry, farnished; light housekeeping; electric light and gas. Studio 1°08. C'INTON PLACE, 115, first floor,—Three elegant furnished rooms for gentlemen.

ACDOUGAL ST., 50.—Large front parlor for two; men only.

men only.

• WEST 46TH STREET.

Furnished rooms; references required.

1 TH ST., SS WEST.—Second floor, large, bright room; housekeeping; 62.

27H ST., 241 WEST.—Hall room; gentleman; private American family; reasonable. Ring 8 belia.

12TH ST., 40 WEST.—Pleasant, comfortable room
tin quiet bouse; gentlemen only; references. 16 conveniences; gentlemen only, references.

16 conveniences; gentlemen preferred.

20 TH ST., 14 EAST (5th and Madison).—L. rge back partor, private bath: for gentlemen or physicians, with reception room; also pleasant single room; moterate; references.

O D ST., 29 WEST.—Second floor, en sulte or singly; optional; references. optional; references.

50 room, kitchen optional, \$3, \$4; front room, \$2 OWNER.

121st St., near Manhattan av.—Pleasant fur-refer nose required. MORNINGRIDE, box 148 Sun apt was omes, 1265 Broadway. 129TH ST., 145 WEST.—A pleasant room to let furnished; privilege of bath.

Aurnished Rooms To Zet-Brooklyn. PINEAPPLE ST., 63, Brooklyn Heights, near bridge Good neighborhood; good rooms; every con

Elats and Apartments Co Tet.

HOTEL ST. LORENZ, PART A RELET FOR A TOTAL AND LEXINOTON AV. NEW YORK. NEW PAMILY APARTMENT HOTEL (American plan). Ferfect in all its appointments; electric light, steam, open plumbing, elevators; apartments arranged in suites, with private halls. Families giving up housekeeping will find our apartments apecially adapted for their convenience and confort at much lower rates than usually prevail in first-class houses.

fir t-class houses.

One furnished apartment, parior, bedroom, and bath, \$50 per month.

One with parior, 3 bedrooms, and bathroom, \$100 per month.

One with parior, 4 bedrooms, and bathroom, \$125 mer month. one unfurnished spartment, 6 rooms and bath, \$75 per month.
One unfurnished apartment, parlor, 3 bedrooms and
bath, \$65 month.
Dining room, top floor; cuisine high standard; board
\$10 per week, adults; children \$5.
RICHARD MEARES.

Absolutely Fireproof Apartments.

THE EVELYN,

101 WEST THTH STREET.

A few choice spartments of 8 and 4 rooms, one elegant bousekeeping autte of 7 rooms, with bath; electric light, steam heat, and elevator. Apply

F. DOVALE, Superintendent.

THE NORMA,

A few spartments now to rent, seven rooms and bath, elegantly decorated, steam heat, hall attend-ance; coal furnished for rances. Apply on premises or to B. P. GOODEPEED, 24-26 vandewater st., N. Y. THE BOSTON,

86 West 59th st., between 5th and 6th avs.
One apartment to let, eight rooms and bath, steam
best, elevator, hall attendance, &c. Apply on premises
or to B. F. GOODSPEED, 24-26 Vandewater st., N. Y.

At 364 St. Nicholas Av. gie apartments, eight rooms, perfect order, \$36, immediate possession.

A PARTMENTS in the improved dwelling 864 East 72d st., of two, three, and four rooms, all light, with bath, laundry, hot and cold water, and halls ed; rents \$0.25 to \$14. FOLSOM BROS., 895 Broadway, corner 18th st. A MONTH PRES: -802 West 119th st., parlor and basement suite, five rooms, bath, \$19; also four rooms, bath, private hall, all elegant and modern, \$10. 28 E. 114thst. 6 rooms, bath, large, light, \$4 floor, \$17.

CHEAPEST.—Heated, private halls, seven all light rooms, \$18 for fourth flat; all improvements; 1019 Putnam av.; also first and second flat at 1017 Putnam av. Apply janitor. ELEGANT CORNER single flat, 7 rooms; bath; private and carpeted halls. Janitor, No. 2, corner East 58th at, and Avenue A. POR RENT.—Elegant spartments or studio, consist-ing of parior, bedroom, and bath; elevator and hall service. Apply to HARDMAN, PECK & CO., on premises, 138 5tn av.

FLATS AND APARTMENTS, unfurnished, furnished, in destrable locations; rent \$540 to \$3,000. FOLSOM BROTHERS, 855 Broadway, cor. 13th st.

PIVE LARGE ROOMS, 819 AND 818. 2099 8th av., pear 144th st.

MODEL FLATS.

184th st., 692-596 East.—Five large light rooms and bath; equal to corner; near L station. Janitor.

MORTON ST., 42.—Handsomest, new, elegantly decorated flat house in Ninth ward; portice stoop, hot and cold water, ranges, private baths and closets; so children; open Sundays; \$20 per month. NEW FLATS, five ruoms and bath, \$18, \$21, at 65
New FLATS, five ruoms and bath, \$18, \$21, at 65
P East 101st st., five ruoms and bath, \$18, \$21, at 65
P East 101st st., \$18, \$17, its rooms and bath, 99th
st., near 5th av., \$22 to \$25; private halls, similar
flats at 370 West 127th st., west of St. Nicholas av.;
also corner Park av. and 78 East 98th st.

TO RENT-Beautifully furnished 16-room apartment, or 2 single apartments of 5 rooms, in Newsday, 70th and Boulevard, from April to Oct. 1. Apartment C. THE EDGECOMBE, West 145th at. and Edgecombe

4TH ST., 148-145 WEST, near Washington Square.-5TH AV., 1048, corner 86th at .- Apartments facing Park, \$65 to \$100. STONE, 41 Wall st. 77TH AV., corner 27th st.—Elegant running-through, fall-light spartments, 5 rooms, bath; all decorated improvements; heated halls. Inquire BEEKMAN, 304 21 ST ST., 829 WEST.—Single flat to let; six large apartments, all improvements; rent \$95; owner.

B1 ST ST., 106 EAST.—Large, light parlor floor, suit-able for physician or light business; also large square room, all conveniences; private house. L. H. 530 ST., 121 EAST.—A nice floor to a small family without children; reference. 88 TH ST., 52-54 EAST.—Cosey flats, 4 rooms, bath, range; private halls; \$16, \$15; see junitor.

102D ST., 118 EAST—Handsome flat, 5 rooms 112TH ST., 25 WEST, near Central Park -Six rooms and bath; new houses; latest improvements; rents moderate; one month free.

114 Til ST., 228 EAST.—Decorated flat; five large rooms and bath; all improvements. Janitor. 148TH ST., \$10 WEST.—Elegant, all light, corner thats, 6 rooms and bath, 18, \$19. Call on janitor. 119 th ST., 419 EAST.—Fine floor in 25-foo house; five rooms and bath; all improvements

120 TH ST., 805 WEST.—4 large rooms, equal to 125TH ST., 248 EAST.—Apartments of three and four rooms; all light rooms; cheap rent.

150 TH ST., 558 WEST.—5 large rooms and bath only flat in the block; \$18, \$19. Call on janitor.

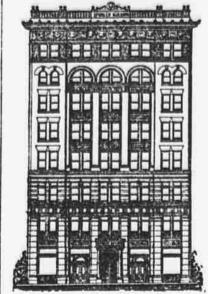
Elats und Apartments-Brooklun. NICE SINGLE BRICK FLATS, \$13.

Five rooms and bath; 20 feet wide; all improve-ments; sowers, paved streets, &c.; but half minute from Van Sicien station, Kings County L. road; come out 80 minutes from the bridge and get fresh-air fast near the ground; office opposite station; open Sun-days. TO LET.—Flats, brick buildings, 4 rooms, improvements, \$7 to \$11, 1297 and 1367 Atlantic ave.; 76 Albany ave., 5 rooms, all improvements, \$18 and \$15. Fifteen minutes to Bridge, HAYES & RAW-SON, 1463 Fulton st.

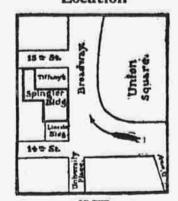
WASHINGTON AV., 523.—Steam heated; six rooms; bath; modern improvements; small families; seadens Janitor. \$34, 680.

Co Eet for Business Burposes.

Front Elevation.



Location



Spingler Building

Call and examine the floor space. Finest Stores and Lightest Lofts for the Wholesale Business in the City. Strictly Fireproof. APPLY TO

JAMES L. LIBBY & SON, on the premises, or 69 Liberty st. Telephone 1297 Cortlandt.

For Printers, Bookbinders, AND ALLIED TRADES. To let, suitable offices and space 43, 45, and 47 BROAD ST.

E. H. LUDLOW & CO., Agenta, One Loft for Rent,

75x75, corner West Broadway and Park place, with power. Apply at once to JAMES L. LIBBY & SON, 69 Liberty st. Telephone 1297 Cortlandt.

6TH AVE., COR. 19TH ST.,

Alexander Building, floor 150x35; 22 windows; passanger-freight elevators; steam heat; electric connections; rent moderate.

B. COHEN & SONS. A. BETWEEN 5TH AV. AND BROADWAY.—Store.
A. 85x80; another, 20x117; entire building; plate glass front; steam heated; new; many other stores; possession. CHAS. 8. PECK, 13 West Soth st. A.—LOFTS TO LET
in manufacturing building: light, power, heat.
Apply on premises.
E. KILPATRICK, 50 West 67th et.

A STORE, basement and sub-cellar, 68 Beekman st., near Gold; rent \$1,600. RULAND & WHITING, 5 Beekman st. RULAND & WHITING, 5 Beeginas as DULLDINGS, Stores, Lofts, and Offices.—A large p number to let on Spruce, Beegman, Fulton, John, Maiden lane, Dey, Vesey, Barelay, Park place, Murray, Warren, Chambers, Reade, Broadway, Nassau, William, Gold, Cliff, Pearl, Water, Front, South, and many other streets.

RULAND & WHITING, 5 Beekman st.

BUILDINGS, stores, lofts, offices, and studios to let in desirable locations. FOLSOM BROTHERS, 835 Broadway, cor. 13th st. Barchay St., 23.—Elegant corner store, basement, PLASS, 234 Broadway. LOFT, 40x120, with power, steam heat and ele-vator; light on all aides. FEENEY & DE VANNY, corner 57th st. and 1st av.

LOFTS, \$200 up, at 58 and 60 Fulton at.
RULAND & WHITING, 5 Beekman st.

RULAND & WHITING, 5 Beekman st.

STORES.—Park av. and 133d st., corner, \$45, any
business; 55 East 191st st., near Madison av., large
store and rooms, \$50; office, 78 East 96th st.

THREE LOFTS—For a term of years. New buildling, 845 Greenwich st. 25 by 96; very destrable;
heavily timbered; power elevator; low rent. REYNOLDS COMPANY, 368 Greenwich st., N. Y. city. UNEXCELLED light lofts, \$15 up; steam power, el-evator. WHIFFIN, engineer, 177 East 57th at.,

WE HAVE TWO (2) LOFTS TO LET. 75x90; power elevator. VOUGHT & WILLIAMS, 863, 865, and 867 Greenwich st. city.

DAND 7TH FLOORS to let in building, 24-26 Vandewater st. size, 50x100; power and elevator series furnished. Apply to MUNRO'S PUBLISHING HOUSE, on premises.

31 BEERMANST., near Nassau.—To let from May 1, five-story, basement and cellar.

RULAND & WHITING, 5 Beekman st. 120 ST., 487-489 WEST.—Four lotts, 50x75; power, elevator; light three sides; together or separately.

flats and Spartments-Boboken. SEVEN-ROOM FLAT-Modern improvements; corner S house; rent moderate. Apply Janitor, 1131 Wash ington st., Hoboken.

Durelling Rouses To Let-City. DESIRABLE HOUSES, furnished and unfurnished in desirable locations; from \$1,200 to \$5,000.
FOLSOM BROTHERS, 835 Broadway, cor. 18th st.

for Sale or To Let- Dew Jersey.

ALLENHURST, N. J.

ON LAKE AND OCEAN.

Kew, fully furnished cottages, provided with electric lights, gas, water, sewer. Everytains for health and comfort. Best of references given and required. Prices from \$500 to \$1,500.

E. P. BENJAMIN, Pres.,

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ALLENHURST (Deal Beach), N. J.

AVON-HY-THE-SEA, NEW JERSEY, Kennelwood Cottages; five well-furnished cottages, notabiling modern improvements, situated on mag-nificent grounds on Shark River Bay; one-fourth mile from depot; large stable; bowling alleys; among the finest summer residences on the northern New Jersey coast. Address B. C. LOVE, Agent, Avon, New Jersey.

NORWOOD PARK,

A few cottages how to rent for season of 1897. For particulars address h. F. GOODSPEED, 24-26 Vandewaterst., N. Y.

COUNTRY HOME—Rent or sale; 45 minutes out; near station C. R. R. N. J.; ample house; shaded lawn; fruit, garden. Hoom 15, 87 Wall st.

POR SALE OR RENT.—Forty-eight-acre farm in the village of Metochen, with small, oid-fashioned cottage, barn, and outbuildings; well anapted for trucking or; oultry rat.img; one-half level, tillable land; balance well wooded, with a railroad switch from the Fennsylvania Railroad running through: a good deposit of brick and terra cotta clay, and only one mile from two railroad stations; price, \$4.800; very easy terms. Address AUGUSTINE CAMPIBLI.,

P. O. box 95, Metuchen.

FOR SALE or to let, East Orange, N. J.; house four I teen rooms and bath; gas, water, and sewer con-nections; desirable location; five minutes' walk to railroad station. W. S. BREWSTER, 76 West 52d st. FOR RENT-10-room house, all improvements; barn, 1 acre in lawn; \$25 per month. Inquire of E. RUNYON, Dunellen, box 125. ROCHELLE PARK, N. J.—Forty minutes out, month-ly fare \$0.50; seven-room house, barn, R acres-ten-room house, barn, 1 acres two 5-room houses all improvements, shouthe building sites in new private residence park; all close to a stillon. JOHN G. HECKER, 34 Watts st., N. Y.

TO LEASE for a term of years, at Upper Montelair, N. J., attractive modern house, twelve rooms and bath; water, gas, hardwood floors, open fireplaces, &c.; attable accommodations for three horse; cow and chicken house; garden; about two acres of land. For photograph and particulars address A. H. W. J., P. O. box 2511 New York.

TO LEASE for a Term of Years, at Upper Montclair, N. J.—Attractive modern house, twelve rooms and bath; water, gas, hardwood floors, open fireplaces, &c.; stable accommendation for three houses; cow and chicken house; garden; about two acres of land. For photograph and particulars address A. H. W. J., P. O. box 2.311, New York.

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1.4 ROOM HOUSE (Woodside), Newark; steam heat and all improvements stable, fruit, large lot; 5 minutes from two railrosis stations; will rent at \$45 per month or sell on easy terms; price low. Address W. H. DHARE,

34th St. Ferry: 25 minutes by trolley.

Bent Estate Lor Sale-Tong Asland. Beat Estate Lor Sale-Tong Island.

for Sale or To Tet-Tong Island.

A T BABYLON AND WEST ISLIP, L. I.—To let, fur-fured cottages, all prices; property for sale; illus-trated catalogue. Address JEREMIAH ROBBINS, Babylon, L. I.

Real Estate for Sale-Brooklyn,

YOU CAN BUY

ONLY OFFICE,

Junction Flatbush and Nostrand avec, HENRY W. DREYER, See HENRY A. MEYER, Pros.

A SACRIFICE.

SEE THEM. \$300 down. Beautiful Queen Anno and 2 lots: improvements: furnace: 0c. to bridge. The Harlem of Brooklyn. BioDokits, Builder, 1549 Broadway, Brooklyn.

Por Salle, Houses—New two-story and basement two-family houses 1, rooms, 2 baths; all improvements; cabinet trim imantels; open plumbing; price \$4,000; \$500 cash, balance \$50 quarterly. Butler st, near Albany av.

for Sale or To Tet-Brooklun.

Real Estate for Sale-Aem Bersey.

50 CENTS A WEEK!

Lots in Elizabeth.

250 TRAINS A DAY, 28 MINUTES TO CITY HALL,

SUBSTANTIAL BRICK SEWER, GRADED STREETS,

GAS LAMPS, STONE CURBING, CITY WATER. The Improvements Cost \$175 a Lot,

OUR PRICE FOR THIRTY DAYS,

AND UPWARD. then 50 cents a week.

These lots are now worth \$500. We bought them cheap. They will be worth \$1,000 in three years.

Compare it with other suburban points and out-of-the

way places.
NO BOOM HERE. A SOLID, SAFB INVESTMENT.

When your lot is paid for we will arrange to secure you a loan to build your house.

Special Excursions every Saturday and on Sunday

11 A. M. and 2 P. M., from foot of Cortlandt at. ove

Pennsylvania Railroad. Free Tickets and Maps now

WM. H. MOFFITT,

59 LIBERTY ST., NEW YORK.

On the Doorstep of New York: Our Fifth Section of Lots now on sale. Each lot perfection; streets graded, houses all around. This property can never be duplicated; it is the cream of the grand residence district of the

PALISADES.

PRICE \$75.

Terms: \$2.50 down, \$2.50 monthly. Building has commenced; we shall soon be sold out. Selections made for non-residents. Send for circulars.

H. WEATHERBY & CO., \$71 Broadway, S. Y.

If you do not come to Allenhurst this summer, people may think it was because you could not give a good reference—as they are always given and required.

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ALLENHURST (Deal Beach), N. J.

BLOOMFIELD, N. J.

Twelve-room house, seven bedrooms: all modern improvements; choice location; quiet; grounds 128x 450; harn with man's room; 5 minutes from Eric and 15 minutes from D. L. & W. statum; 45 minutes from City Hall, N. Y. city; fully furnished, \$1,000; partially, \$900, or on two years' lease or longer, empty, \$800.

ON LAKE AND OCTAN.

New railroad station, New cottages for sale or rent. Send for our pian of building. Best of city references given and required.

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ALLENHUHET (beal Beach), N. J.

FOR NALE-House, 7 rooms, and lot, for 200, on Penn a R R. 45 minutes from New York, 52 trains daily, price \$1,800. Hox 77 Linden, N. J.

ALLENHURST, N. J.

179 Belleville av., Bloomfield, N.J.

ALLENHURST, N. J.

\$5 Cash,

N. Y. 9 CENTS FARE.

\$150 A LOT!

ELMHURST, L. I. 1,700 lots, all restricted except on trolley streets; 12 minutes from



7 houses sold in March; 15 just completed; 6 of very superior design commenced this week; plans can be seen at Einhurst. Houses are all trimmed in hard wood, with all improvements; range, gas fixtures, bath, steam or hot afr furnace, stationary tute, and modern up-to-date floor plans. Houses built on two lots, 20x 100 each, ranging in price from \$5,000 to \$6,000; sold on easy terms, same as paying rent. Make and photo mailed on application. Streets macadamized, flagged, and curbed. Cheaper house 5 for sale at North Woodside; also 400 lots on monthly installments at Murray Hill, Flushing. Office at station, Elimburst, L.I., or CORD MEYER, A.C. of Williss and No. Vox. Chem.

Folleys. OWNER, room s., 18 to convenient to four ferries, all improvements in street, cellar, and six-room cottage, piazza on front, \$1,250, Seven-room cellar extension house, all improvements, \$1,500; easy terms. OWNER, 250 Randolph av.

Real Estate for Sale-Tirginia. VIBGINIA FARM Bargains; 1,292 acres, 66,000; 140 acres, 61,400; 20 acres, 5120; near schools, churches, and railroads, C. D. EPES, Nottoway, Va.

To Ert.

Lurnished Mouses to Eet--- Country To LET-Furnished, the Ehrich Cottage and grounds at Lower Saramac Lake, adjoining the Ampersand Hotel, including boats and boathouse, stables, onthouses, grove, for the season. Address HENRY MORGENTHAU, 35 Nassau st., New York city.

A S-STORY AND BASEMENT high-stoop house, 216 Least 58d st.; convenient to station; 12 rooms and bathroom; can be seen from 10 to 12 A. M. and 2:80 to 5 P. M.; reduced rent.

Bublic Mottees.

Chould be read DAILY by all interested, as changes may occur at any time.)
Foreign mails for the week ending April 10, 1807, will close (PROMPTLY in all cases) at the General Post Odice as follows:
TRANSATLANTIC MAILS.
TURBDAY.—At 7 A. M. for EUROPE, per steamship Lahn', via Southampton and Bremen (letters for Ireland must be directed "per Lahn").
WEDNESDAY.—At 7 A. M. (supplementary 9 A. M.) for EUROPE, per steamship Paris', via Southampton dietters for Ireland must be directed "per Paris") at 9 A. M. (supplementary 10.30 A. M.) for EUROPE, per steamship Parist, via Quention (letters for Ireland must be directed "per Paris") at 9 A. M. (supplementary 10.30 A. M.) for EUROPE, per steamship Majostic's via Queenstown; at 10 A. M. for BELGIUM direct, per steamship Noordiand, via Antwerp (letters must be directed "per Noordiand.")
THURSDAY.—At 7 A. M. for EUROPE, per steamship P. Blamarck*, via Plymouth, Cherbourg and Hamper and Change of the control of th

THURSDAY.—At ? A. M. for EUROPE, per steamship F. Biamarcke, via Plymouth, Cherbourg and Hamburg; at 8. M. for NETHERLANDS direct, per steamship ZAANDAM, via Amsterdam (letters must be directed "per Zanadam").

8. ATURDAY.—At 6:39 A. M. for FRANCE, SWITZER-LAND, ITALY, SPAIN, PORTUGAL, TURKEY, EGYPT, and BRUTISH INDLA, per steamship La Hertagne, via Haves (letters for other parts of Europe must be directed "per La Bretagne"); at 7:39 A. M. (supplementary 9:39 A. M.) for EUROPE, per steamship Lucania, via Queenstown; at SA. M. for NETHERLANDS direct, per steamship Amsterdam, via Rotterdam (letters must be directed "per Amsterdam"); at 8 A. M. for GENOA, per steamship Ems (letters must be directed "per Ems"); at 10 A. M. for SCUTLAND direct, per steamship Furnessia, via Glassow (letters must be directed "per Furnessia"); at 11 A. M. for NORWAY direct, per steamship Thingvalla (letters must be directed "per Turnessia"); at 11 A. M. for NORWAY direct, per steamship Thingvalla (letters must be directed "per Turnessia"); at 11 A. M. for NORWAY direct, per steamship Thingvalla (letters must be directed "per Turnessia"); at 11 A. M. for NORWAY direct, per steamship Thingvalla (letters must be directed "per Turnessia"); at 11 A. M. for NORWAY direct, per steamship Thingvalla (letters must be directed "per Turnessia"); at 11 A. M. for NORWAY direct, per steamship Thingvalla (letters must be directed "per Turnessia"); at 11 A. M. for NORWAY direct, per steamship Thingvalla (letters must be directed "per Turnessia"); at 11 A. M. for NORWAY direct, per steamship Thingvalla (letters must be directed "per Turnessia"); at 11 A. M. for NORWAY direct, per steamship Thingvalla (letters must be directed "per Turnessia"); at 11 A. M. for NORWAY direct, per steamship Thingvalla (letters must be directed "per Turnessia"); at 11 A. M. for NORWAY direct, per steamship Thingvalla (letters must be directed "per Turnessia"); at 11 A. M. for NORWAY direct, per steamship Thingvalla (letters must be directed "per Turnessia"); at 11 A. M. for

*PRINTED MATTER, &c.—German steamers sailing on Tuesdays, Thursdays, and Saturdays take Printed Matter, &c., for Germany, and Specially Addressed Printed Matter, &c., for other parts of Europe. White Star steamers on Wednesday take Specially Addressed Printed Matter, &c., for all countries, and French line steamers take Printed Matter, &c., for all countries for which they are advertised to carry mail.

Trom Boston.
TUESDAY.—At 18 P. M. for COSTA RICA, per steamer
from New Orleans; at 7 P. M. for NASSAU, N. P.,
per steamer from Miami, Fia.
WEDNESDAY.—at 1 P. M. for CUBA, per steamship

rom New Orleans; at 7 P. M. for NASSAU, S. P., per steamer from Miani, Fia.

WEDNESDAY.—At 1 P. M. for CUBA, per steamship Yumuri, via Havana.

TRURSDAY.—At 2:30 a. M. for PORT ANTONIO, per steamer from Philadelphia; at 1 P. M. (supplementary 1:30 P. M.) for BERMUDA, per steamship Orloco; at 1 P. M. (supplementary 1:30 P. M.) for RESSAU, N. P., and SANTIAGO DE CUBA, per steamship Santhago.

FEIDAY.—At 10 A. M. (supplementary 10:30 A. M.) for FORTUNE I-LIAND, JAMAICA, PORT AU PRINCE SAVANILLA and CARTHAGENA, per steamship Aleghany (letters for Costa Rioa must be direct d' per Alleghany").

SATURDAY.—At 100 A. M. (supplementary 10:30 A. M.) for 5T. THOMAS, ST. CROIX, LEEWARD and WINDWARD ISLANDS, per steamship Madiana (letters for Grenada Trinidad, and Tobago must be directed "per Madiana"); at 10 A. M. (supplementary 10:30 A. M.) for FORTUNE ISLAND, JEREMIE, JACMEL, and AUX-CAYES, per steamship Andiana (letters for Grenada Trinidad, and Tobago must be directed "per Andiana"; at 10 A. M. (supplementary 11 A. M.) for CENTRAL-AMERICA (except Costa Rica) and SOUTH PA-CIFIC FORTS, per steamship Allianca, via Colon dicters for Gustenmaia must be directed "per Andias"; at 10 A. CIFIC FORTS, per steamship Allianca, via Colon dicters for Gustenmaia must be directed "per Allianca, via Colon dicters for Gustenmaia must be directed "per City of Washington folicers for other parts of Mexico and for Cuba must be directed "per City of Washington Tolicers for other parts of Mexico and for Cuba must be directed "per City of Washington folicers for other parts of Mexico and for Cuba must be directed "per Steamship O. Condal, via Projr so and Vers Cruz (letters must be directed "per Cuty of Washington folicers for other parts of Mexico and for Cuba must be directed "per Steamship O. Condal, via Projr so and Vers Cruz (letters must be directed "per C. Condal"), at 7 P. M. for NASSAU, N. P., per steamship Alliana. via tesame from Haifax.

Halifax.

Malls for Newfoundiand, by rail to Halifax, and thence by steamer, close at this office daily at 8:39 P. M. Mails for Miquelou, by rail to Boston and themos by steamer, close at this office daily at 8:40 P. M. Mails for Cuba close at this office daily at 7:90 A. M. for forwarding by steamers salling (Mondays and Thuradays) from Port Tampa, Fla. Mails for Mexico City, overland, unless specially addrassed for despatch by steamer, close at this office daily at 2:39 A. M. and 2:30 P. M. Rogistered mall closes at 0:90 P. M. previous day.

TRANS-PACIFIC MAILS.

Mails for China. Japan and Hawaii, persteamship City of Rio Janeiro (from San Francisco), close here daily

per steamship Tacoma (from Tacomo), closs here daily up to April 110 at 6:30 P. M. Mails for China and Japan (specially addressed only), per steamship Empress of Japan (from Vancouver), closs here daily up to April 112 at 6:30 P. M. Mails for Hawail, per steamship Australia (from San Francisco), close here daily up April 14 at 6:30 P. M. Mails for Australia (at from San Francisco), close here daily up April 14 at 6:30 P. M. Mails for Australia, which are forwarded via Europe). New Zealand, Hawail, Fiji and Samoan Islands, per steamship Monowai (from San Francisco), close here daily up to April 124 at 7:30 A. M., 11 A. M., and 6:30 P. M. (or on arrival at New York of steamship Umbria with British mails for Australia). Mails for the Society Islands, per ship City of Papeiti (from San Francisco), close here daily up to April 24, at 6:30 P. M. Mails for Australia (except West Australia), Hawail, and Fiji Islands (specially addressed only), per steamship Howers (from Yancouver), close here daily after April 124 and up to May 1 at 6:30 P. M. Tanas-Forth mails are forwarded to port of salling daily and the scaedule of closing is arranged on the presumption of their uninterrupted ov rhand transit. Hitegistered mail closes at 6 P. M. previous day.

CHARLES W. DAYTON, Postmaster. Post Office, New York, N. Y., April 2, 1597.

Benl Estate at Auction. PETER P. MEYER, Auctioneer,

THURSDAY, APRIL 22, 1897.

LATE PROPERTY OF CHARLES E. BECK, Deceased. BY ORDER OF The Farmers' Lone and Trust Co., EXECUTOR AND TRUSTER,

shington, Bathgate, Wendover, and lves., 171st and 179d Sta., 94th Ward, New York City. 50 per cent. may remain on mortgage for 1 er 5 years at 5 per cent. interest. Titles guaranteed by the Lawyers' Title Insurance Oo, free of charge to each purchaser. For book maps, &c., apply to TURNER McCLURE & BOLSTON, Esqu., Attorneys for the Executor and Trustee, SE William Street, and at the Audioneer's office, 111 Broadway, basement.

PETER F. MEYER, Auctioneer,
will sell at auction on
WEDNESDAY, APRIL 14, 1892,
ab 13 o'clock, at the New York Real Estate Salesroom, 111 Broadway,
EXECUTORS' SALE.
By order of the Executors of Andrew S. Therp,
deceased.
THE

Choice and Valuable Property Racquet Court Club Building

6th Av. and 26th Street TWELVE LARGE LOTS facing railroad, corner near depot, sacrificed for \$75; worth \$325; in EXECUTOR, Bellport. For maps and terms apply to Henry R. Hoyt, Eag.' Attorney for executors, 11 William St., and at the Auctioneer's office, 111 Broadway. \$100 For PLOTS on seashors, 50x200 ft.; and bathing beach. Write to G. S. RAGERMAN, 108 Fulton st., N. T. city.

PETER P. SIEVER, Auctioneer, WILL SELL AT AUCTION, ON TUESDAY, APRIL 20, 1807, o'clock, at the New York Real Estate Sale 111 Reportury.

PEREMPTORY SALE Choice and Valuable Lots

AMSTERDAM OR 10TH AVE., EDGECOMBE ROAD

AND
CROTON AQUEDUCE.

Fronting and Adjoining
BIGH BRIDGE PARK.

68 per cent. on Bond and Mortgage.
For maps and terms apply to MAN & MAN. Eeq.,
Attorneys, 50 Wall Street, and at the Auctioneer's
Office, 111 Broadway. PETER P. MEVER, Auctioneer,

at 18 e'clock, at the New York Real Estate Sale 111 Broadway, SUPPREME COURT SALE,
EDWARD JACOBS, ESQ., REVEREN,
THE
CHOICE AND VALUABLE
4-story brick building, with store and lot,

No. 25 Washington Place. Washington Square East and Greene St., and two 8-story frame dwellings, with lots, Nos. 623 & 625 West 181st St., between Boulevard and Wadsworth Ave.

At Bergen Beach, two valuable lots facing Jamaica Bay, where property is booming; must be sold, as owner is leaving town; rare bargain. Address B, box For maps, etc., apply to CHARLES STEWART DAVISON, Esq., Plaintiff's Attorney, 56 Wall St., and at the Auctioneer's office, 111 Broadway. PETER F. MEYER, Auctioneer, will sell at auction on TUESDAY, APRIL STE, 1697, at 19 o'clock, at the New York Real Estate Sale 111 Broadway,

A N easy mouthly payment and \$750 in cash for A cheapest modern Philadelphia brick two-story and basement ten room decorated dwelling, three blocks from 23d at ferry to New York. Owner, 343 Manhattan av., Brooklyn, N. Y. SUPREME COURT PARTITION SALE. The Choice and Valuable PARGAIN - \$2,700; \$500 down; balance \$10 monthly; new two-story two family frame house; 11 rooms; double imp'ts., gas, sewer; back stairway; lot 20x130; nice street; near "lt."

ROBERT F. CRAIG, Atlantic and Van Sielen avs. NO. 778 MADISON AVENUE,

Between 66th and 67th Streets. For maps, etc., apply to Oudin & Oakley, Esqs., Pliff.'s Attys., 45 Broadway; Porter & Kilvert, Esqs., Deft.'s Attys., 154 Nassau St., or to Charles Blandy, Esq., Guardian for infant deft, 15 Wall St., and at the Auctioneer's, 113 Broadway. PETER F. MEYER, Auctioneer, will sell at auction on TUESDAY, APRIL 18, 1897.

at 12 o'clock, at the New York Real Estate Salesroom, 111 Broadway. The 31-story and basement high-stoop Indiana stone-front dwelling, with lot. To LET, near ferry, a large, desirable store; good business location; can be leased for a term of seven years. Apply to J. A. GALLAGHER, 78 Broadway, Broaklyn. NO. 790 ST. NICHOLAS AVE., Maps. &c., at Auctioneer's office, 111 Broadway. PETER F. MEYER, Auctioneer.

THURSDAY, APRIL 15, 1807, e'clock, at the New York Real Estate Sales room, 111 Broadway. 5-story brown-stone tenement, with lot, Maps, &c., at auctioneer's office, 111 Broadway. PETER F. MEYER, Auctioneer,

will sell at auction on
wEDNESDAY, APHEL 7, 1897,
13 o'clock, at the New York Real Estate Sales
rooms, 111 Broadway,
8-story and basement stone dwelling, with lot, No. 444 East 58th St. Maps, &c., at Auctioneer's office, 111 Broadway PHILIP A. SMYTH, Auctioneer

ABSOLUTE SALE WITHOUT BENERVE.

By order of WILLIAM J. LARDNER, MAURICI J. SULLIVAN, and BICHARD C. BAKER, Esqs. EXECUTORS, etc., of MARY F. BARER, deceased. JOHN M. BOWERS, Esq., COUNSEL.

VALUABLE 3D AVENUE CORNER AND INSIDE PROPERTY.

On VHURSDAY, APRIL 8, at 19 o'clock M., at 1480 AND 1489 SD AVENUE, NORTHWEST

CORNER 61ST STREET. Plot 51.10x93.5. 419, 1414, 1410, AND 1410 SD AVENUE,

west side, between 80th and 81st Streets-Fou 6-story brick flats with stores, each 19.5x70.

LARDNER, LOUGHRAN & SMYTH, ESQS., Attorneys, 115 Broadway.

JOHN M. BOWERS, Esq., Counsell Maps from PHILIP A. SMYTH, 11 Pine fitree

14 & 18 W. 90th St. WIII be sold at the New York Real Estate Salos THURSDAY, APRIL 8, 1897,
AT 18 O'CLOCK NOON.

Two new and handsome brown stone Dwellings,
21x about 60x100 each, four atories and basement,
high stoop; each centulning, laundry, butler's paniry,
and bathroom extension. Further particulars obtainable for a

JAMES L. WELLS, Auctioneer,
BENJ. F. KRAFT. Atty for Plaintiff. Lord's Cours
Building, 27 William St. JOHN B. PINE, Referee. LOUIS MESIER, Auctioneer.

TO CLOSE AN ESTATE.
The Valuable Property
KNOWN AS THE MONMOUTH PARK RACE COURSE WILL HE SOLD AT AUCTION

POR SALE—Tenady, N. J., either one of two fine res-tidences; both large; fruit, shade, lawn, water, sta-biling; citizer nine or one or more acres. Apply KELLY BROS., 183 Broadway.

POR SALE—Pride of Dunellen, 8-room outtage; heater and hath; price \$2,290. Inquire of E. RUNYON, Dunellen, box 125. THURSDAY, AFRIL 23, 1897, at 18180 o'Clock P. M., at the New York Real Estate Salesroom, 111 Broadway, New York, By ADRIAN H. MULLER & SON. Rent Estate.

Real Estate.

Capitalization of Manhattan Island Choice Real Estate for Savers and Moderate Investors.

WHAT THE PAPERS SAY.

"We heartly recommend the shares of the Cass Realty Corporation as an investment without an equal."—Financial and Commercial News, Boston,

"Up to Oct. 1 the permits issued show a cost of \$71,008,911 for new buildings (in New York city), and \$8,294,418 for alterations, showing an investment in buildings slone of \$85,000,000, more than the valuation of any except two of the counties of the 55ab. The indicaton are that the clothing quater of this year will see as many permits issued as those of any one of the preceding quarters, which would bring the grant total of the year up to \$90,000,00 invested in buildings."—Evening Post, Oct. 12, 1895.

"New York city real estate, especially that in the commercial sections, stands in the front row of safe investments. Few seturities, if any, are safer or surer."—New York lieraid.

"What to do with our hard-earned savings, that is the question. We can't a fely or profitably keep them in our possession. Is there anything more safe or perman at than good, solid, improved real estate on the Island of Manhattan? Of course not?"—The Church Bulletin. the Island of Manhattan? Of course not!"—The Church Bulletin.

"One of the conspicuous facts in the history of New York city is the uninterrupted upward march of real estate values. This progress has been continuous. It received no severer test to an the business panie of the last two years, and the solidity and destrability of meter ropolitan reality were then demonstrated completely, Almost alone of all the cities of the country, values in this class of incestment were generally maintained here; and as soon as the heavy hand of panie was withdrawn, there began another period of prosperity in buying and building, which is amply shown in the impressive figures for the year just ended. One spiniticant fact is, that a number of the largest fortune in the city have come out of reality."—Mail and impress, Jan. 1s. 1896.

"The business of this company merits the attention of those desiring investments in real estate securities."—Commercial and Financial Chronicle, New York.

"Founded on a correct business prin-iple, and con-

"Founded on a correct business prin tple, and con-servatively managed."—Record and Guide, New York.

For those who are more directly interested in our own investment, we append our regular letter of information, which we send to applicants seeking particulars of our methods of doing business and the character of our investment.

unifer to our abares.

There is no loss of accrued interest on other investments by transferring same to our shares.

Investments can be opened and carried on by mail with uses easily as in person.

Write freely to us for any further information, or, better still, call upon us, if convenient, for printed mass and full particulars if all matters are not perfectly even.

CASS REALTY CORPORATION, 209, 211, 213 East 23d St., N. Y.

\$10,000,000 on Bond and Mortgage, City property, at (4, 410, and 5 per cent.)
Apply to JaB. L. LIBBY & SON, 69 Liberty St.

BARGAINS. NOTHING EVER OFFERED LIKE THEM BEFORE FOR THE PRICE.

A STONISHING BARGAINS, city, Broocklyn; nearby residences, apartment houses, stores, flats; exchanges entertained. J. TAYLOR, 208 Broadway. BARGAIN.-109d st., 3d and Park aves.-Five-story double dat. OWNER, 68 East 90th st.

for Sale or To Tet-City.

TO LET OR FOR SALE WASHINGTON BRIDGE HITEL Cor, Amsterdam Ave. and 140th St., with Complete Bar and Kitchen Furnishings.

NORTHEAST CORRER 48D ST. AND LEXINGTON AV.—Entire house, excepting front basement; one of the choicest corners on lexington av. 14 large rooms, all it, bit but water heatingto, well adapted for butiness and residen. e combined; rent \$1,806. Apply to owner, on premises.

Real Estate for Sale.

EXTRAORDINARY bargains, country residences, stock, dairy, truit, pointry farms, sale, rent, exchange, J. TAYLOR, 208 Broadway. PARMS-Large or small, far or near.
RICKETTS, Agt., 25 E. 14th st. HOME SERRERS, 410 monthly; no cash down:
your own selection. PROVIDENT SAVINGS
LOAN, 20 East 17th st.

T PICTURESQUE PARE HILL.—Three charming A contages, every modern improvement; steam heat, lectric lights, open plumbing, open throughout; bit, 00 to \$13,000; small cash payment, balance same is only splendid investment; might rem, C. K. Bild., 11 Broadway.

For Sale or To Tet, Westchester Co. PELHAM MANOR-Thirty minutes, New Haven italway: two Due bouses, all improvements; one furnished; sewer, water, gas, to, b ground.

JAMES F. SEA On. Pennam Manor.

STATEN ISLAND.—For sale, three-story brick and S frame residence, 11 rooms, open plumbing, designed colored windows, tiled fireplaces, electric lights; magnificent view of bay on beautiful drive, 3 minutes from St. George; trolley cars from ferry-house, within 150 feet, \$10,900; terms easy. Address W. box 197 Sun office. 50C. WEEKLY.—Greater New York city lots; nine miles from Eattery; all improvements; free ticket.

M. B. ROOME, 20 Kest 12th st.

BEAUTIFU

HOMES need protection. A good neighborhood is frequently ruined by an objectionable structure of business. Why not invest your money and locate your home in a place certain to remain permanently select? You can buy an elegant modern house, brick or stone, trimmed in hard woods from basement to roof, uptodate in every detail, on the estate of John Lefferts, near Prospect Park, in the beautiful Twenty minth ward, from \$2,000 to \$5,000 less than is asked for the same kind of house in other neighborhood, not so destrable. Eight soild blocks of choice restricted property are reserved exclusively for attractive homes. The Twenty-inity ward is the geographical centre of Brooklyn and adjoins the most beautiful portion of the park. It lies on the southern slope of Prospect Park hills, at an attitude of seventy-five ft, above tide level, shiched from the northern winds, but enjoying the breast from the son in summer. The Bridge, can be reached in twenty minutes, the sea in pricen. Churches, cluts, and schools, including Framms Hall lifth School, make-every feature of life in this charming locality satisfactory. Builders, investors and bomeseckers are invited to call and obtain maps and particulars. Both in lets and houses there is an advantage to certly buyars. HENNEY W. SHERHELL, language Patiste of John Lefferts, Flatbush avenue and lincoln road, 13 Willoughty st., near Fulton.

Beal Estate for Sale-Country. A POSITIVE HARGAIN.—Charming residence, with A stable and modern poultry house; brooder house, including first-class incubator; near-by part of West-ohester; very healthy to attom. Address. OWNER, 114 Nassau st., room 519.

BARGAIN.—279 acres, good building, two rationals and switch on property, also from ore; sacrifices \$5,000 cash; exchange differentiation. 200K, 208 Broadway. COUNTRY RESIDENCE, large barn, carriage houses, Country Residence, large barn, carriage house, worth \$1,000 cash sale \$2,000, \$3,000 bair cash.

D. HARER, Closter, N. J. D. BARER, Closter, N. J.

POR SALE, GREATEST BARGAIN — a beautiful country readence and farm of 16% acres, near station of East Southination. Comm. In the country of History of the Country of History and Country of History and Country of History and Country of History and Country of the History of the Country of the History of every description, including live stock, carriage and farming implements worth easily over \$1,000, never such as one country of every first of the Country of FOR SALE ONLY.—Widow offers at bargain ten From seashore residence, south side Staten island overlooking lower bay; sailing, fishing, flox 444 Louisville, Ey.

Louisville, Ky.

SOUTHERN PROPERTIES—Farms, timber tracts
numeral lands marble quarry factory site, k. We
are offering bargains and investment opportunities in
all Southern States, the confine district.

SOUTHERN DEVELOPMENT CO., 15 Wall at for Sale or To Tet-Country.

A SHURY PARK, N. J.—Desirable furnished cottaged and boarding houses for rent. Lists.

MILAN ROSS, ashury Park, N. J.

FOR SALE or to rent, two-story house, harms and #1 acres of line land, well matered, plenty of fruitirent all or in part, furnished or unfurnished.

Fishkill village, Ductorss county N. Y.

M ADISON, N. J. - Now desirable property for said.

And. Piots from 50 by 175, 8 00 up. Ten m notes

from station.

REYNOLDS, 500 Greenwill at 2 STORES TO LET; grand opening for a but less opp. railroad depet. B. DALY, Greenwich, Cons.

For Sale or To Let-Connecticut.

COUNTRY HOME. 25 acres, goo land, good build-ings, good fences, good roads, good location, water, fruit, and markets, 50 minutes railroad and 15 wagen ride from New York; price, 54,000; more land adjoining; also other arms, shore cottage, 5210, ADMINISTRATOR, Springdale, New Canant, Conn.

Beal Estate Wanted.

FARMS, country resistences, hotels, city and Brook-lyn lots wanted for cash, or city, brooklyn, near-by residences, apartment homes, stores, false. TAYLOR, 202 Broadway.

COST 84,200.

Real Estate for Sale-Bersey City. Bargain.—Owner removing: brick house and two lots; Jersey City Heights; 10 minutes to ferries by trolleys. OWNER, room 8, 140 Broadway, N. Y.

a lot in one of the most desirable parts of Brooklyn, Vanderveer Park, for \$275.00, payable in monthly installments of \$5 or \$10. If you pay the full amount in cash we will allow you a discount of 10 per cent.

Vanderveer Park has these advantages: It has been in the possession of a private family for over 200 years, the title is perfect, the ground is high, dry, and healthy.

Vanderveer Park is improved to just the extent that the "Hill "is. The Park is easy of access, 35 minutes from the Brooklyn City Hall. 25 minutes from the Brooklyn City Hall. The fare is 5 cents from any part of Brooklyn.

GERMANIA BEAL ENTATE CO. L ARGE STORE, 84 feet wide, 161 West Houston at, near Macdougal; rent, \$55; front will be altered to sult; on premises, or

ALBRECHT, 83 Barrow st.

Unfurnished Bouses To Zet.

POST OFFICE NOTICE.

After the closing of the Supplementary Trans-Atlantic Mails named above, addit onal supplementary mails are opened on the plers of the American, English, French and German steamers, and re-main open until within ten minutes of the hour of sailing of steamer

WEST INDIES, &c.

MONDAY.—At 8 A. M. for BERMUDA, per steamship
Trinidad; at 8 A. M. for BRAZIL and LA PLATA
COUNTRIES, per steamship Wordsworth, via
Babia, Pernambuco and Rio Janeiro (letters for
North Brazil must be directed "per Wordsworth"; at 2-80 P. M. for BARBADOS direct and
NORTH BRAZIL, via Para and Manaos, per steamship Grangense; at 8 P. M. for BELIZE, PUERTO
CONTEX and GUATEMALA, per steamer from
New Orleans; at 9 P. M. for JAMAICA, per steamer
from Boston.

dis for China. Japan and Hawaii, persteamship City of Rio Janeiro (from san Francisco), close here daily up to April 4 at 6:30 P. M. Mails for China and Japan, per steamship Tacoma (from Tacoma), close here daily up to April 410 at 6:30 P. M. Mails for China and Japan, persteamship Tacoma (from Lacoma), close here daily up to April 410 at 6:30 P. M. Mails for China and Japan (pecklib) addressed daily.

FALISADES DISTRICT! Large lots, \$75; terms, \$2.50 monthly; high ground; near houses.
WEATHERBY, \$71 Broadway.

at 18 o'clock, at the New York Real Estate Sale room, 111 Broadway, EXECUTOR'S AND TRUSTEES SALE

BATHGATE ESTATE,

176

The advertisement printed by the Cass Realty Corporation in the daily papers during the past week has produced upon the investing public a profound impression.

It contained a reprint of the more sailent features of an article printed by the "Evening Po-t," March 6, 1897, which article was an exhaustive treatment of the capitalization of the real estate of New York city for the purpose of investment and speculation, it pointed out cleirly what it deemed to be the errors relating to speculation, and took pleasure in giving just praise to all that portion which spoke of the use of Manhattan Island real estate as one of the safest and most profitable investments move possible to the residents of the United States.

In passing, we desire to state that we will send the "Evening Post" article, in pamphlet form, together with our comments, to any applicant, postage prepaid.

Although the Cass Healty Corporation has been conducting an investment business for four years, confined exclusively to choice Manhattan Island property, the exhaustive treatment of the question in the article spoken of was something new to the general public, and we are receiving letters from all over the country, and many inquiries from residents of this city regarding the subject.

The almost unanimous opinion of the press that Manhattan Island real estate is in all respects the safest and most profitable of all investments which are safe, and the further fact that leading economic writers favor the wise capitalization of this property in such form that savers and moderate investors may participate in its many advantages, has centred public attention upon the operations of the Cass Realty Corporation.

Not only are investors of money interested, but sociologists and political economists, who foresee the beneficent results which will flow from the restoration of the real estate of the city to the masses of the people, have written and interviewed us upon the subject, and the Corporation is receiving many kind words from the great forces of moral

"Those desirens of obtaining a fair return for their money, together with saf ty, will do will to communicate with the Cass Realty Corporation."—The Churchiman, N. w York.

"The ex ceedingly valuable character of the stock of this company as an investment will be at once appare to the intil light realer. We know of no "The ex eedingly valuable character of the stock of this company as an investment will be at once ap-pare t to the int ligent reaser. We know of no safer or better place to put money then in the shares of the Case Reasty Corporation."—The Mercantile and Pinancial Times, New York.

"New York city real estate is esteemed the most secure medium for investment that the country affords,"—Evening Post, Nov. 28, 1895.

regular letter of information, which we send to applicants seeking particulars of our methods of doing business and the character of our investment is as investment institution pure and simple: its sole investment being Manhattan Island choice, improved, rent-bearing REAL-cettate, and notifing else.

This Corporation is organized and incorporated under the laws of the State of New York, and not of New Jersey, West Virginia, or other States, under the laws of which many companies seek to evade the stringent restrictions of New York State laws.

This institution is managed and supervised in all respects in compliance with the laws of the State of New York. A Board of Directors, elected every twelve months by the shareholders, control the affairs of the Corporation for the term for which they are elected.

The inducement offered to investors is the acquirement by them of ownership of valuable, choice, rent-bearing Mannattan Island REAL-cetate. The ownership of this property gives to our shareholders not only its quarterly income, but also its increase in price. Specifically, this has always meant dividends from the properties' profits of 0 per cent., payable quarterly, and pro-rata ownership in undivided profits, at present, in the fourth year of our business, amounting to \$2.7.24.53.

The guarantee offered to investors is that their money is invested in Manhattan Island improved REAL-cetate and in nothing else; an investment which has always proved profitable in the past, and in which the best opinious of the day agree will prove more profitable in the future.

The rigids acquired by investors is co-ownership of high-class, well-selected REAL estate situated in the best parts of Mannattan Island.

The liability of an investment which has always proved profitable in the past, and in which the best parts of Mannattan Island.

The rigids acquired by investors is co-ownership of high-class, well-selected REAL estate situated in the best parts of Mannattan Island.

The risability of an investment which has always been

Real Estate Jor Sale-City.

3-Story Houses on 136th St. CABINET TRIM, EXPOSED PLUMBING, TILED BATHROOMS, Apply at 288 West 186th St.

Premises also adapted for other business purpose corner Amsterdam Avenue and 181st St.

PLOT OF LOIS 100x160 _AT \$950 EACH CHAS. GRIFFITH MOSES, 56 West Sith st.

Westchester Co. Property for Sale. C. K. Bill., 11 Broadway.

YONKERS.—A bandsome country seat, come sing of large colonial house, 14 rooms, every modern convenience, about three acres of land, lawn tinns court, carriage house, shade and fruit trees, less neighborhood, convenient to station, for sale; price aged, \$40,000; cont, \$1,500. Apply to WM. H. KICH-ARBCON, Youkers, N. Y., or W. H. HOYT & CO., 5 Vanderbilt av., New York.

Real Estate for Bale -- Staten Island